

## CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. 1983

# 33, 434

**TRUSTEE'S SALE**

of valuable improved real estate improved by premises known as 109 East Eighth Street, Frederick, Maryland 21701 by virtue of the power and authority contained in a Deed of Trust from Allen L. Edwards and Janet M. Edwards, his wife dated September 16, 1982, and recorded in Liber 1180 at folio 211 among the land records of FREDERICK County, Maryland, upon default and request of sale, the undersigned trustees will offer for sale at public auction at the Courthouse door, Frederick, Maryland,

**ON TUESDAY, MAY 31, 1983****AT 3:00 P.M.**

all that property described in said Deed of Trust as follows:

BEING all the piece or parcel of land situate on the north side of East Eighth Street, in the City and County of Frederick, State of Maryland, fronting 60 feet, more or less, on said Street, and running back a uniform width a depth of 365 feet, 8 inches, more or less. EXCEPTING AND RESERVING THEREOUT AND THEREFROM all that piece of parcel of land conveyed by the said Anna F. Cline and Ida C. Sheffer unto Ernest W. Aushman, et., us., by deed dated March 4, 1970, and recorded in Liber 821, folio 1, one of the Land Records of the county aforesaid, which has the address of 109 East Eighth Street, Frederick, Maryland 21701, said property is improved by a dwelling "as is."

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 15% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Front Foot Benefit Charges, if applicable, are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and costs of the defaulting purchaser.

**ROBERT H. SYMONDS AND  
BARBARA A. OOSTERHOUT**  
Substitute Trustees by virtue  
of instrument recorded among  
the land records of  
FREDERICK County, Maryland

Barbara A. Oosterhout  
18 Annapolis Road  
Baltimore, Md. 20706-3097  
59-2529

RECEIVED JUN

Frederick, Md.

June 6, 1983

This is to certify, That the annexed

was published in

A newspaper published in Frederick County, once a week for

3 successive weeks prior to the

day of May, 1983

THE NEWS-POST

Per K. S. McKenzie

Filed  
July 11, 1983